



Building Consistency Meeting

Residential

Date 6/03/2015 Recorder and minutes prepared by: Jay E. Garbus/Lon McSwain

Staff present: On File

Public present: David Schwierman; Bill Green; Dave Reynolds; John Minors;
Daniel McBride

- 1) Basement footers-12" below finished grade application – Change in code to finished grade instead of undisturbed soil. May need forms for the footing.

2012 NC Residential Code
R403.1.4 Minimum depth. (120611 Item B-15)

R403.1.4 Minimum depth. All exterior footings and foundation systems shall extend below the frost line specified in Table R301.2(1). In no case shall the bottom of the exterior footings be less than 12 inches below the ~~undisturbed ground surface or engineered fill~~ finished grade.

Exception: Frost protected footings constructed in accordance with Section R403.3 and footings and foundations erected on solid rock shall not be required to extend below the frost line.

The delayed effective date of this Rule is January 1, 2015.
The Statutory authority for Rule-making is G. S. 143-136; 143-138.

- 2) DOI website-formal interpretation postings – New section to interpretation.



- 3) ICF Foundation Walls-Inspections in lifts – Refer to manufacture specifications.

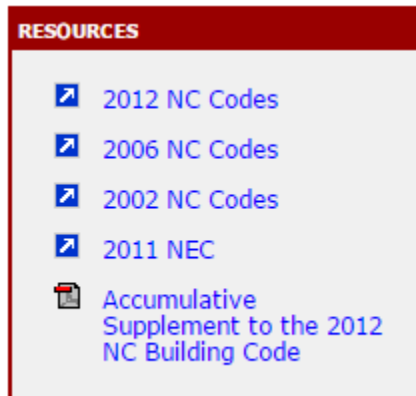


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- 4) Panel frame construction – Engineering showed stick built house, needed to reevaluate construction. Panels were staples instead of nails that the engineer did not approve.
- 5) Poured foundation walls, subgrade letter for footers – Policy is be on site or uploaded. We will still inspect but will be a turn down for the footing. Will need to call in footing inspection on next inspection. No neutral code to be entered.
- 6) Inspection cancellations - Notes are required in the computer. Never cancel without notes.
- 7) Code changes/Code Books – Now a 6 year cycle, updated on DOI web site. Looking to print amendments and give to the inspectors. The changes are done every quarter. Changed is the accessory structure and definition. Safety glazing change to the old way in the code before. Must be in the same plane. This for residential only.



R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and bifold doors.

Exceptions:

1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a in the same plane as the door where the nearest vertical edge is within 24-inches (610 mm) of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:

1. Decorative glazing.
 2. When there is an intervening wall or other permanent barrier between the door and the glazing.
 3. ~~Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.~~
- Deleted.



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R101.2.1 Accessory buildings. Accessory buildings with any dimension greater than 12 feet (3658mm) must meet the provisions of this code. Accessory buildings may be constructed without a masonry or concrete foundation, except in coastal high hazard or ocean hazard areas, provided all of the following conditions are met:

1. The accessory building shall not exceed 400 square feet (37m²) or one story in **height**;
2. The building is supported on a wood foundation of minimum 2x6 or 3x4 mudsill of approved wood in accordance with Section R317; and
3. The building is anchored to resist overturning and sliding by installing a minimum of one ground anchor at each corner of the building. The total resisting force of the anchors shall be equal to 20 psf (958 Pa) times the plan area of the building.

R101.2.2 Accessory structures. Accessory structures are not required to meet the provisions of this code except decks, gazebos, retaining walls as required by Section R404.4, detached masonry chimneys built less than 10' from other buildings, pools or spas per appendix G, or detached carports.

Exception: Portable lightweight aluminum or canvas type carports not exceeding 400 sq ft or 12' mean roof height and tree houses supported solely by a tree are exempt from the provisions of this code.

The delayed effective date of this Rule is January 1, 2015.

The Statutory authority for Rule-making is G. S. 143-136; 143-138.

- 8) Silica system approval – New decking material. Need letter on site that Lon MCSWAIN has approved.



1200 The Plaza, Suite B
Charlotte, NC 28205

www.IDECharlotte.com

Fax: 704-335-6297
Phone: 704-335-7200

Via Email: DavidDovell@asl.com
May 15, 2015

Alternate Material / Method Code Administrator Approval

I have reviewed supporting information in regards to your Alternate Material / Method. My signature below constitutes acceptance and a copy of which should remain with your plans or construction documents. This approval is site specific as listed below.

Lon A. McSwain

Site Address: See Permit for address.

David Dovell

RE: Silica Deck Floor Covering System

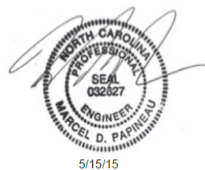
David,

At your request, I reviewed all information that you provided including the Engineered Drawings, the Specifications, the NAHB Test Report and the Design Tables. Based on the information provided and the tests results for this material, the Silica System is capable of resisting the applied loads of the deck covering up to 50 lbs psf Dead Load, plus the additional 40 psf Live Load as required by the 2012 Residential Code. Ensure that the joists are spaced no more than 16" on center and that the Silica System is properly fastened to the joists as required by the Manufacturer.

The Report covers only those systems and components expressly and specifically identified in this report. It is agreed that the Report does not constitute a guarantee or warranty of adequacy, performance or condition of any structure, item or system. This Report is prepared for the sole, confidential and exclusive use of the Client. Should you have any questions regarding this report, please feel free to call.

Sincerely,

Marcel Papineau, P.E.
NC License #32627
Corporate License No.: C-3118



5/15/15



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- 9) Engineer seals cannot pre-date the plans drawn date, require seal updates when plans change, cannot use another's seal – Look at the plans to verify dates. No seal date should be before plan date.

ARE CHURCH PLANS EXEMPT?

a e No.



WHAT KINDS OF DOCUMENTS REQUIRE A SEAL?

a e Yes.

ARE SPECIFICATIONS REQUIRED TO BE SEALED?

a e Yes.

MUST A LICENSEE SEAL PLANS W/ SHE PREPARES FOR EXEMPT PROJECTS?

a e Yes.

ARE CHANGE ORDERS REQUIRED TO BE SEALED?

a e Yes, if the documents can only be lawfully prepared by a licensee.

ARE ADDENDA AND FIELD CHANGES REQUIRED TO BE SEALED?

a e Yes, if changes are presented in a

document of a type that must be prepared by a licensee.

ARE "RECORD DRAWINGS" REQUIRED TO BE SEALED?

a No, optional with disclaimer.

e Yes, with disclaimer.

WHAT KINDS OF DOCUMENTS DO NOT REQUIRE A SEAL?

a e Not required to be sealed or signed.

MUST LICENSEES SEAL PRESENTATION DOCUMENTS (RENDERINGS USED TO COMMUNICATE CONCEPTUAL INFORMATION ONLY) NOT A PART OF A SET OF DRAWINGS?

a e Not required if marked, "preliminary, not for construction".

CAN LICENSEE SEAL SHEETS OR PAGES PREPARED BY LICENSED PROFESSIONAL CONSULTANTS?

a No, sheets or pages prepared by licensed professionals such as structural, mechanical or electrical engineers retained by architect

shall bear seal and registration number of consultant responsible therefore.

e No, not unless licensee is engineer "in responsible charge".

CAN NON-EXEMPT PLANS BEARING SEAL OF ONE DISCIPLINE (CIVIL ENGINEERING, STRUCTURAL ENGINEERING, MECHANICAL/ELECTRICAL ENGINEERING OR ARCHITECTURE) COMBINED WITH NON-SEALED DRAWINGS OF OTHER DISCIPLINES BE ACCEPTED FOR BIDDING, PERMITTING OR CONSTRUCTION?

a e No, all drawings must be sealed and signed by the appropriate licensee.

CAN LICENSEES USE SIGNATURE REPRODUCTIONS SUCH AS RUBBER STAMPS OR COMPUTER GENERATED OR FACSIMILES?

a e No.

UNDER WHAT CIRCUMSTANCES ARE LICENSEES LIMITED FROM SEALING CERTAIN DOCUMENTS?

CAN A LICENSEE SEAL AN OPINION LETTER OR REPORT CONCERNING WHETHER PLANS THAT HE/SHE DID NOT PREPARE COMPLY WITH THE BUILDING CODE?

a No.

e No, unless hired by an agency or the

owner to specifically do a code review of plans already bearing the valid seal of the licensee.

CAN A LICENSEE SEAL A DOCUMENT THAT WAS NOT PERSONALLY PREPARED BY LICENSEE OR UNDER HIS/HER DIRECT RESPONSIBLE CONTROL?

a e No.

CAN A LICENSEE MODIFY AND SEAL DECEASED LICENSEE'S SEALED DRAWINGS WITHOUT COMPLETELY REDRAWING THEM?

a e Yes, only if licensee clearly marks modifications and puts written disclaimer on the plans.

CAN LICENSEE MODIFY AND SEAL DRAWINGS PREVIOUSLY SEALED BY ANOTHER LICENSEE WHO WAS TERMINATED BY THE OWNER WITHOUT COMPLETELY REDRAWING THEM?

a e Yes, if licensee clearly marks modifications and puts written disclaimer on the plans.

CAN A LICENSEE SEAL PLANS BEGUN OR CONTRACTED FOR A PERSON NOT PROPERLY LICENSED?

a e No, unless the licensee redraws the plans, making them his/her own work product.



WHOM CAN I CONTACT?

a (919) 733-9544 ncbh@ncbarch.org



e (919) 841-4000 ncbels@ncbels.org

PROPER SEALS

SEALS PROPERLY SIGNED AND DATED:



SEALS PROPERLY NOTED FOR INTERIM REVIEW:



Acceptable statements include:
Preliminary - Do Not Use for Construction
Progress Drawings - Do Not Use for Construction
Final Drawing - For Review Purposes Only

BE ALERT TO THESE ISSUES:

- Engineering ("E") sheets sealed by an architect
- Plans sealed by an architect or engineer who is an employee of a non-licensed firm or company
- Incomplete documents sealed without a disclaimer
- Plans that have not been sealed, signed and dated by the licensee
- Standard plans that do not bear the seal of the original preparer
- Standard plans that do not bear the seal of a NC licensee and disclaimer
- Plans for affixing a shell structure without a current certificate of occupancy
- Unsealed church plans stating that the "plans are for oneself"
- Seals appear to be cut and pasted
- Contact person is not the licensee or it is difficult to contact the licensee
- Plans, details, letter reports, etc. do not appear to apply to the project
- Plans have numerous or serious code violations
- Non-dated revisions

WHAT TO DO?

- Question the professional as to circumstances and qualifications
- Get corrected
- Reject
- Contact licensing board
- File complaint

Requirements

REGARDING THE USE OF PROFESSIONAL SEALS AND THE PRACTICE OF ARCHITECTURE AND ENGINEERING IN THE STATE OF NORTH CAROLINA

TO SAFEGUARD THE PUBLIC LIFE, SAFETY, WELFARE AND PROPERTY, THE STATE OF NORTH CAROLINA REQUIRES THAT INDIVIDUALS WHO PRACTICE ARCHITECTURE AND ENGINEERING IN THIS STATE BE PROPERLY LICENSED AND REGISTERED. THE GENERAL STATUTES AND RULES OF THE STATE BOARDS OF ARCHITECTURE AND ENGINEERING ARE RECAPITULATED IN THIS HANDBOOK.

A publication of the NC Board of Architecture and the NC Board of Engineering and Land Surveying. Copyright 2010.

WHICH TYPE OF LICENSEE MUST PREPARE AND SEAL THE PLANS?

CAN ARCHITECTS PREPARE AND SEAL ENGINEERING PLANS?

a e Although "incidental" engineering is allowed, architects generally should not seal electrical, mechanical, plumbing, civil or structural engineering drawings.

CAN PROFESSIONAL ENGINEERS PREPARE AND SEAL ARCHITECTURAL PLANS?

a e Although building design is allowed, if within the competency of the professional engineer, professional engineers cannot represent the work as architecture and should not seal drawings labeled as architectural ("A Sheets").

ARE THERE SPECIAL REQUIREMENTS REGARDING THE SEALS?

CAN A LICENSEE USE AN ELECTRONIC SEAL?

a e Permitted subject to detailed requirements described in rules.

CAN A LICENSEE SEAL ANOTHER LICENSED DESIGNER'S STANDARD DESIGN (PROTOTYPICAL) PLANS?

a e Yes, subject to special requirements detailed in rules, including disclaimer.

CAN AN INDIVIDUAL LICENSED IN ANOTHER JURISDICTION ENGAGE IN TEMPORARY PRACTICE IN NC BEFORE OBTAINING A LICENSE HERE?

a No.

e Individuals may obtain a temporary permit for up to 90 days.

SECURITY OF SEAL - CAN SOMEONE ELSE USE AN INDIVIDUAL'S SEAL?

a e No.

MUST PROFESSIONAL CORPORATIONS USE CORPORATE SEALS ON PLANS?

a Yes.

e No.

MUST THE LICENSEE SEAL, SIGN AND DATE EACH SHEET OF ORIGINAL DRAWINGS ISSUED FOR BIDDING, PERMITTING OR CONSTRUCTION?

a e Yes, required on original or reproducible.

MUST THE LICENSEE SEAL, SIGN AND DATE INDEX PAGE IDENTIFYING EACH SET OF SPECIFICATIONS OR TECHNICAL SUBMISSIONS?

a e Yes.



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- 10) Plans received are having repeat items on required revisions – Need correct problem on plans when resubmitted. A plan will go through plan review and revision are required. Next submittal all corrections are made, it goes to permitting. Within a couple days or a week or so later, similar plans (Same details, base plan etc.) and in some instances the same plans are submitted and no corrections are made from the previous reviews. Reviewers are back to square one redlining the plans that could have been corrected based on past reviews.
- 11) Still seeing old spans from the pre 1-1-2015 SP span charts. Please check with the designers to be sure using new span tables – Need to look at the plan date that right spans being used. Big problem with decks.

2012 NC Residential Code

Chapter 5, Chapter 8 Wood Tables SP. (130910 Item B-3)

Change the following tables in Chapter 5 as indicated in the attachment:

R502.3.1(1), R502.3.1(2), R502.3.3(1), R502.3.3(2), R502.5(1), R502.5(2)

Change the following tables in Chapter 8 as indicated in the attachment:

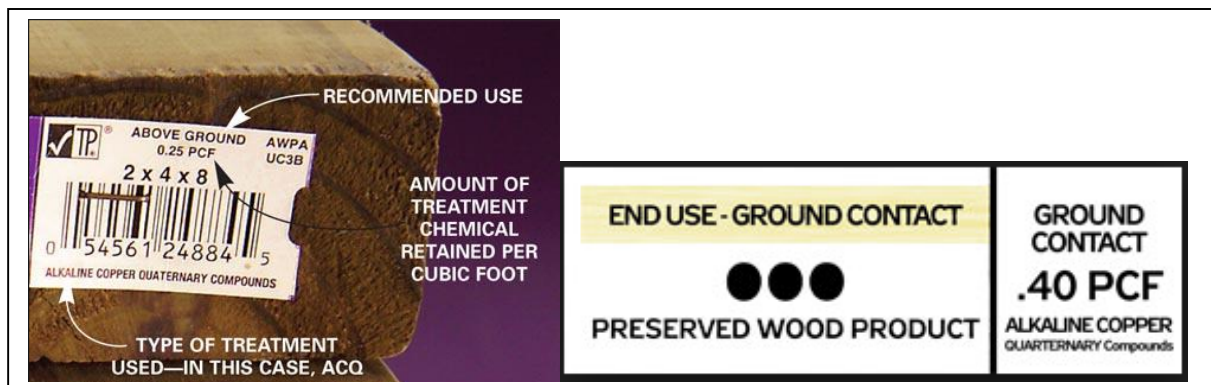
R802.4(1), R802.4(2), R802.5.1(1), R802.5.1(2), R802.5.1(3), R802.5.1(4), R802.5.1(5), R802.5.1(6), R802.5.1(7), R802.5.1(8)

http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/2012_NCBuildingCode_amendments/130910%20B3%20RCh5.%20RCh8%20Wood%20Tables%20SP1.pdf

The delayed effective date of this Rule is January 1, 2015.

The Statutory authority for Rule-making is G. S. 143-136; 143-138.

- 12) Lumber in contact with ground requires ground contact lumber. Not all Pressure treated lumber is ground contact – Check label of the treated lumber. Ground contact when touching ground or within 16”.





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- 13) Sq. ft. on plans is not matching sq. ft. on permit applications – Check square footage matches permit and plans to what is being built.

PROJECT	
JOB #	TYPE WORK <input type="text"/> PROPERTY USE <input type="text"/>
USDC #	<input type="checkbox"/> EXPANDED FOOTPRINT <input type="checkbox"/> SHELL <input type="checkbox"/> BASEMENT <input type="checkbox"/> SPRINKLER SYSTEM <input type="checkbox"/> IS FULL DEMO
PURPOSE	PROJECT DESCRIPTION (Residence, Office, etc) <input type="text"/> Mobile Home: include Yr./Make/Serial # <input type="text"/>
OCC. TYPE	PROJECT AREA (sq. ft.): <input type="text"/> NEW HEATED <input type="text"/> NEW UNHEATED <input type="text"/> DECK(S) <input type="text"/> # STORIES <input type="text"/>
CONST	CONVERTED FROM UNHEATED TO HEATED SQ FT <input type="text"/> RENOVATE EXISTING SPACE: SQ FT <input type="text"/>
MULTI-FAMILY: # HANDICAP UNITS	ONE/TWO FAMILY, MODULAR, MOBILE HOME: TOTAL # ROOMS <input type="text"/> # BEDROOMS <input type="text"/> # BATHS <input type="text"/>
TOTAL # UNITS	WORK INCLUDES: <input type="checkbox"/> ATTACHED CARPORT <input type="checkbox"/> ATTACHED GARAGE <input type="checkbox"/> MASONRY FIREPLACE(S)

- 14) Reconstruction vs. remodel - 434 USDC for Reconstruction and a new CO (Affects permit fees.) when exceeding 50% (Existing Building code 2015) of the structure on removal of roof, walls, etc. Requiring a demolition permit will be a case by case basis – Look at the plans and the existing building code. May need demolition permit also if no house is left.
- 15) Designers placing portal frame details on plans that will not meet the minimum requirements for the noted portal frame noted – Check notes for wall bracing and plans requirements vs code requirements.
- 16) Pier/dock walkway requirements – Regulation of sidewalk in not part of the residential code.

**WE STRIVE TO PROVIDE EXCELLENT PLAN REVIEW AND INSPECTIONS WITH
OUTSTANDING CUSTOMER SERVICE**

Approved By Lon McSwain Date 06/10/2015